

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		CHURCHILL AVE, ARLINGTON

## OWNERSHIP

Owner 1:	CHA JANG-HO &			
Owner 2:	HAYES-CHA JANICE			
Owner 3:				
Street 1:	96 CHURCHILL AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

## PREVIOUS OWNER

Owner 1:	MC DONALD PHILIP A JR -		
Owner 2:	MC DONALD DONNA -		
Street 1:	96 CHURCHILL AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains .23 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Clapboard Exterior and 2591 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10000		Sq. Ft.	Site		0	90.	0.72	10									648,000						648,000	
																		</									

Total AC/HA:	0.22957	Total SF/SM:	10000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	648,000	Spl Credit	Total:	648,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10000.000	494,900		648,000	1,142,900		86285
							GIS Ref
							GIS Ref
Total Card	0.230	494,900		648,000	1,142,900	Entered Lot Size	
Total Parcel	0.230	494,900		648,000	1,142,900	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		441.19	/Parcel: 441.19	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	101	FV	494,900	0	10,000.	648,000	1,142,900		Year end	12/23/2021	PRINT		
2021	101	FV	480,200	0	10,000.	648,000	1,128,200		Year End Roll	12/10/2020		Date	Time
2020	101	FV	480,200	0	10,000.	648,000	1,128,200	1,128,200	Year End Roll	12/18/2019		12/30/21	10:43:35
2019	101	FV	365,300	0	10,000.	684,000	1,049,300	1,049,300	Year End Roll	1/3/2019	LAST REV		
2018	101	FV	365,300	0	10,000.	504,000	869,300	869,300	Year End Roll	12/20/2017		Date	Time
2017	101	FV	365,300	0	10,000.	482,400	847,700	847,700	Year End Roll	1/3/2017		12/26/19	13:42:04
2016	101	FV	323,800	0	10,000.	446,400	770,200	770,200	Year End	1/4/2016			
2015	101	FV	308,700	0	10,000.	374,400	683,100	683,100	Year End Roll	12/11/2014			

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2016	Meas/Inspect	DGM	D Mann
8/9/2016	Permit Visit	DGM	D Mann
3/30/2016	SQ Returned	MM	Mary M
5/26/2015	Permit Insp	PC	PHIL C
11/17/2008	Meas/Inspect	336	PATRIOT
4/27/2000	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/5/1999	Measured	256	PATRIOT
1/1/1982		KM	

Sign:
VERIFICATION OF VISIT NOT DATA
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	Alt	%	Spec	J	Fact	Use Value	Notes
	Class		Land	Code			
0000						648,000	

